

177.0

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0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

902,500 / 902,500

USE VALUE:

902,500 / 902,500

ASSESSED:

902,500 / 902,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
73		AVOLA ST, ARLINGTON

Legal Description							User Acct
							119259
							GIS Ref
							GIS Ref
							Insp Date
							08/31/18

OWNERSHIP

Unit #:

Owner 1: MORSE ROBERT E JR--ETAL	
Owner 2: MORSE KATHLEEN F	
Owner 3:	

Street 1: 73 AVOLA STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Vinyl Exterior and 2773 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7288	Sq. Ft.	Site			0	70.	0.88	6									447,048						447,000	

Total AC/HA: 0.16731

Total SF/SM: 7288

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total:

447,048

Spl Credit

Total: 447,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6	Colonial			Full Bath: 1	Rating: Average	PDAS, OF=SINK IN BMT.															
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating: Average																
Roof Struct: 1	- Gable			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1															
Color: BEIGE				A Kits: 1	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Frl: 1	Rating: Average																
GENERAL INFORMATION				WSFlue: 1	Rating:	Other															
Grade: C - Average				CONDOS INFORMATION				Upper													
Year Blt: 1958	Eff Yr Blt:			Location: 1		Lvl 2															
Alt LUC:		Alt %:		Total Units: 1		Lvl 1															
Jurisdct:		Fact: .		Floor: 1		Lower															
Const Mod:				% Own: 1		Totals	RMs: 8	BRs: 5	Baths: 1	HB: 1											
Lump Sum Adj:				Name: 1																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal 2	- Plaster			Functional: 1	%	Interior:	1	8	5												
Sec Int Wall: 1	- Drywall	50 %		Economic: 1	%	Additions:															
Partition: T	- Typical			Special: 1	%	Kitchen:															
Prim Floors: 3	- Hardwood			Override: 1	%	Baths:															
Sec Floors: 4	- Carpet	50 %		Total: 4.6 %		Plumbing:															
Bsmt Flr: 14	- Asphalt Tile					Electric:															
Subfloor:						Heating:															
Bsmt Gar: 1						General:															
Electric: 3	- Typical																				
Insulation: 2	- Typical																				
Int vs Ext: S																					
Heat Fuel: 2	- Gas																				
Heat Type: 3	- Forced H/W																				
# Heat Sys: 1																					
% Heated: 100	% AC: 100																				
Solar HW: NO	Central Vac: Yes																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make: 1	Model: 1	Serial #:		Year: 1	Color: 1												
SPEC FEATURES/YARD ITEMS				PARCEL ID 177.0-0001-0003.A												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
19	Patio	D	Y	1	14X18	G	AV	1960	4.67	T	40.8	101			700			700			
2	Frame Shed	D	Y	1	4X6	A	FR	1960	0.00	T	50	101									
More: N				Total Yard Items: 700				Total Special Features: 700				Total: 700				AssessPro Patriot Properties, Inc					